

For Sale

Carriganurra, Slieverue, Co. Kilkenny



Bright and spacious detached four bedroom bungalow of c.1500 sq. ft. on a well appointed mature c. 0.5 acre site. Located in a quiet cul de sac in an ideal location just off the N25 near the Rhu Glen, the property is situated within c. 2km of Slieverue Village, and is c. 8km from Waterford City and c. 15km to New Ross. The property is approached by a block built entrance and is bounded by mature trees and shrubbery all around. The property comprises an entrance hall, living room, kitchen-dining room, four bedrooms and main bathroom. The property has the benefit of a large garage with spacious gardens and a tarmac driveway. The property also has the benefit of oil fired central heating and uPVC double glazed windows and doors. For further details or viewing arrangements please contact sole selling agent DNG Thomas Reid Auctioneer on 051852233

BER: 107831261

Asking Price €215,000

PSRA Registration No. 00215

Accommodation

Entrance Hall

4.4 x 1.8

Laminated wood flooring

Kitchen/Dining Room

7.2 x 4.5

Linoleum flooring. Wood panel ceiling. Solid oak kitchen units. Tiled splashback. Electric oven with 4 ring gas hob. Built in solid oak display cabinet. PVC door leading to the rear garden

Living Room

5.7 x 5.1

Laminated flooring. Large patio doors with curtains overlooking front garden. Solid fuel stove.

Master Bedroom

8.7 x 3.1

Laminated wood flooring. Built in wardrobe. Curtains to window.

Bedroom 2

7.3 x 3.1

Laminated wood flooring. Built in wardrobe. Curtains to window.

Bedroom 3

2.7 x 2.4

Laminated wood flooring. Built in wardrobe. Curtains to window.

Bedroom 4

3.5 x 2.7

Laminated wood flooring. Built in wardrobe. Curtains to window.

Main Bathroom

2.5 x 2.2

Laminated wood flooring. WC. Whb. Elite 2 electric shower over bath. Tiled walls from floor to ceiling

Hot Press

Shelved for storage

Garage

5.1 x 7.8

Large zinc roofed garage attached to property with PVC roller doors.

Garden

Lawns to front and rear of property surrounded by hedging and mature evergreen trees. Raised patio area to the front of property, ideal for outside dining. Tarmacadam driveway which leads around to the rear of property

Heating:

Oil Fired Central Heating

BER:

Rating

D2

BER No.

107831281

EPI:

266.78

Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233

DNG Thomas Reid Auctioneers PSRA License No. 002015





DOUGLAS NEWMAN GROUP
DNG

THOMAS REID

FOR SALE

www.dng.ie

tel. 051 852233

Where as every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. Thomas Reid Auctioneers and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and can not be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with Thomas Reid Auctioneers. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.